

172.0

0006

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
652,600 / 652,600  
652,600 / 652,600  
652,600 / 652,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		INVERNESS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: COLMAN JEFFREY W & JILL K	
Owner 2:	
Owner 3:	

Street 1: 26 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								114165
								GIS Ref
								GIS Ref
								Insp Date
								10/12/18


**PATRIOT**  
**Properties Inc.**

## USER DEFINED

Prior Id # 1:	114165
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:47:08
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**      **Parcel ID** 172.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,500	0	4,050.	379,100	652,600		Year end	12/23/2021
2021	101	FV	265,500	0	4,050.	379,100	644,600		Year End Roll	12/10/2020
2020	101	FV	265,600	0	4,050.	379,100	644,700	644,700	Year End Roll	12/18/2019
2019	101	FV	219,600	0	4,050.	373,600	593,200	593,200	Year End Roll	1/3/2019
2018	101	FV	219,600	0	4,050.	287,000	506,600	506,600	Year End Roll	12/20/2017
2017	101	FV	219,600	0	4,050.	270,800	490,400	490,400	Year End Roll	1/3/2017
2016	101	FV	219,600	0	4,050.	249,100	468,700	468,700	Year End	1/4/2016
2015	101	FV	207,500	0	4,050.	232,800	440,300	440,300	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINASIAN ROBERT	29728-346		1/5/1999		250,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2003	273	Add Bath	9,000					
5/6/2002	344	Wood Dec	8,000	O			14X14 WDK	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

